

Warranty Deed

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that we, Jean N. DeBlois and Betty A. DeBlois, whose address is Middle Road, Sidney, ME 04901, County of Kennebec, State of Maine, for consideration paid

grant to Todd E. DeBlois of Sidney, County of Kennebec, State of Maine, his heirs and assigns forever,

031986

With Warranty Covenants, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southerly side of the Trafton Road, so called, at a point marking the northeast corner of land of now or formerly of Walter Young; thence S 26° 30' E along the southerly side of said Trafton Road one hundred fifty (150) feet to an iron pin; thence S 50° 30' W four hundred (400) feet to an iron pin; thence N 26° 30' W one hundred fifty (150) feet to an iron pin at the southeasterly corner of said Young; thence N 50° 30' E along the easterly boundary of Young four hundred (400) feet to the point of beginning.

This conveyance is made subject, however, to the following restrictions numbered one to ten, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantees:

1. That said land shall be used only for residential purposes and not more than one (1) residence or a two-family residence and the out-building thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lot be subdivided or sold or leased in parcels, nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house trailers or mobile homes shall be parked or placed or in any other way located on said lot for any use or purpose.
3. That any wall of any residence or other outbuildings, including garages, erected on any lot shall not be erected nearer than sixty (60) feet from the street property line.
4. Each residence or other outbuildings, including garages, erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said outbuilding, including garages, to the respective boundary lines of any adjoining lots.
5. That no lot shall be sold or divided which has less than one hundred (100) feet fronting on any street.
6. The cost of each main building on these lots shall be at least thirty-five thousand dollars (\$35,000), exclusive of all the building, landscaping and any other improvements of the land not directly affixed to the main building.
7. No residence shall have less than eight hundred (800) square feet of living area on the first floor, meaning to exclude garages or out-buildings, porches or breezeway, and the owner shall complete the outside construction of all main buildings within one (1) year from the date of commencing construction or the groundbreaking.
8. That no cows, goats, swine, hens, or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

9. That no fence or construction of any kind other than dwelling shall be at any time erected in any position to interfere with the view from residents of adjoining lots.

10. The grantors shall have the right to enforce restrictions but shall not be responsible to the grantee, their heirs or assigns, or to any other party to enforce the restrictions numbered 1 through 9 found in this conveyance.

Being the same premises as conveyed by warranty deed of Walter E. Young, Jr., and Kathleen F. Young, husband and wife, and Carleton P. Michaud and Joanne Michaud, husband and wife, to Jean N. DeBlois and Betty A. DeBlois dated January 23, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1881 page 150.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we have hereunto set our hands this 21st day of the month of July, A.D. 1993.

Signed and Delivered in
the presence of

Wayne A. Thonall
Wayne A. Thonall

Jean N. DeBlois
Jean N. DeBlois
Betty A. DeBlois
Betty A. DeBlois

State of Maine
County of Kennebec

ss. July 21, 1993.

Then personally appeared the above named Jean N. DeBlois and Betty A. DeBlois and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Nancy S. Tobbetts
Notary Public

Nancy S. Tobbetts
My Commission Expires
May 18, 1999



RECEIVED KENNEBEC SS.

1993 SEP -9 PH 3:03

ATTEST: Thomas B. McKenna
REGISTER OF DEEDS